

TO: Mayor and Board of Trustees
FROM: Village Administrator Steve Stricker and Staff
SUBJECT: Regular Meeting of October 28, 2013
DATE: October 25, 2013

PLEDGE OF ALLEGIANCE – Student to be determined, Elm School

6. ORDINANCES

A. Annex Property (Oak Knoll and Buege Lane Area)

Attached is an Ordinance annexing an approximately 50-acre area located south of German Church Road and northeast of 87th Street. This area includes the private gated subdivision known as Oak Knoll, which accesses via 87th Street, as well as the Hidden Lake Subdivision (Buege Lane), which has access from German Church Road. This area is surrounded by both Burr Ridge and Willow Springs and is eligible for annexation by either of the two municipalities. In 2006, the Village of Burr Ridge initiated a forced annexation procedure for this area, only to table the matter to discuss the possibility of a boundary agreement with Willow Springs. Unfortunately, Willow Springs decided not to approve a proposed boundary agreement and the issue was left unresolved.

Staff has received responses from one property owner in the Oak Knoll area (Salizar) and one in the Buege Lane area (Dr. Malek). Neither property owner objects to the annexation procedure.

It is our recommendation: that the Ordinance be approved.

B. Amend Zoning Ordinance (Text Amendment – Goldfish Swim School)

C. Special Use (7055 High Grove Boulevard – Goldfish Swim School)

Attached are Ordinances amending the Zoning Ordinance to add Private Athletic Training and Practice Facility to the list of special uses in the LI Light Industrial District and granting special use approval for a Private Athletic Training and Practice Facility at 7055 High Grove Boulevard. The Plan Commission recommended approval of the amendment and special use. At the October 14 meeting, the Board directed staff to prepare the attached Ordinances.

It is our recommendation: that the Ordinances be approved.

7. RESOLUTIONS

A. Appoint Alternate Representative to IRMA

The Village is in a liability insurance pool known as the Intergovernmental Risk Management Agency (IRMA). The IRMA by-laws require each member to appoint a delegate and an alternate delegate to the IRMA Board of Directors. I have been and will continue to be the delegate to this organization and, with the departure of Assistant Village Administrator Lisa Scheiner, I will once again oversee the Village's Risk Management Program and participate in all IRMA-related meetings. Due to Lisa's resignation, there is now an opening for the alternate delegate position and Community Development Director Doug Pollock has indicated an interest in serving in this capacity. Enclosed is a Resolution appointing Doug Pollock as the Alternate Delegate to the IRMA Board of Directors.

It is our recommendation: that the Resolution appointing Community Development Director Doug Pollock as Alternate Delegate to the IRMA Board of Directors be adopted.

8. CONSIDERATIONS

A. Space Needs Committee Recommendation re VH Remodeling

On Wednesday, October 23, the Board held a workshop to review the numbers contained in the low bid from Envision Contractors concerning the renovation project for the Village Hall offices and public spaces (see attached minutes under Item #5C). Board members present agreed that they would like to complete the renovation of the workroom area (\$15,400) and instead find alternative solutions in which to reduce the cost of the project. The Board members focused on four areas to reduce costs:

1. Eliminate the cleaning and varnishing of the wood ceiling in the lobby (\$4,725)
2. Eliminate the cost of replacing and fabricating new cabinets under the front county and instead simply reface or replace the existing cabinet doors
3. Reduce the thickness of the quartz countertop material to be used in the lunchroom
4. Receive clarification on the \$17,574 line item for solid surface counters and backsplashes

The contractor was asked to provide additional information concerning these changes. Unfortunately, the contractor is currently on vacation and, as of this writing, we have not heard back from him in regard to this information. With this in mind, if we do not receive the information prior to Monday evening's meeting, **it will be my recommendation** that the matter be tabled again until November 11.

B. Plan Commission Recommendation – Rezone (11680 German Church)

Please find attached a letter from the Plan Commission recommending rezoning the 12-Acre, Village owned pump station property from the R-1 Single-Family Residence District to the R-2A Single-Family Residence District. The legal notice for the hearing included rezoning to the R-2A District or the R-2B District. The Plan Commission heard from several neighborhood residents who generally spoke in favor of either the R-2A or the R-2B District. The Plan Commission concluded that both districts would fit into the zoning pattern in this area but is recommending the R-2A District. The difference between the two districts is likely only one or two lots for this property and a developer has the option of seeking rezoning to the R-2B District. As a rezoning not based on any specific plan, the Plan Commission prefers the lower density zoning.

It is our recommendation: that the Board concurs with the Plan Commission and directs staff to prepare an Ordinance rezoning the property to the R-2A District.

C. Zoning Board of Appeals Recommendation – Variation (11349 71st)

Please find attached a letter from the Zoning Board of Appeals recommending approval of a request by Mr. Joseph Tamborski for a variation from the Zoning Ordinance to permit a detached garage to be located 20 feet from the corner side (i.e. west) lot line rather than the requirement that a detached garage be located a minimum of 30 feet from a corner side lot line.

Due to the location of an abandoned septic field in the front yard of the property and the relative small size of the lot, the property has a very small back yard. There is an existing garage that prevents the full use of the back yard. The petitioner would like to replace the existing garage and move the new garage toward the street to enlarge the back yard. The property is unique because of these circumstances as well as the fact that the 71st Street lot line angles away from the property to the south thus mitigating the appearance of the garage closer to the street.

It is our recommendation: that the Board concurs with the Plan Commission and directs staff to prepare an Ordinance granting the variation.

D. Zoning Board of Appeals Recommendation – Variation (2 Carriage Place)

Please find attached a letter from the Zoning Board of Appeals recommending approval of a request by Mr. Robert Werr and Ms. Mary Slaga for a variation from the Zoning Ordinance to permit the replacement and expansion of a patio and patio seat wall located less than 10 feet from the interior side (south) lot line rather than the requirement that patios and patio seat walls be located a minimum of 10 feet from an interior side lot line.

The petitioner is seeking to replace an existing, legal, non-conforming patio. The existing patio is located three feet from the interior side lot line. The replacement patio would maintain the same setback and where the new patio goes beyond the existing patio, the new patio would meet the 10 foot setback. Due to the orientation of the front of the house toward the corner side lot line and the rear of the house toward the interior side lot line, there is no other logical location for a patio that would adequately serve the existing configuration of the house.

It is our recommendation: that the Board concurs with the Plan Commission and directs staff to prepare an Ordinance granting the variation.

E. Plan Commission Recommendation – Amend Zoning Ordinance (Driveway Width)

Please find attached a letter from the Plan Commission recommending approval of an amendment to the Zoning Ordinance to allow a 30 foot wide driveway for residential properties with front loaded, three-car garages. The current regulation restricts driveways to a maximum width of 22 feet except that new driveways that replace existing non-conforming driveways may maintain the width of the non-conforming driveway.

The driveway regulations were amended earlier this year to add the exception for non-conforming driveway replacements. Previously, replacement driveways had to be brought into conformance with the 22 foot maximum width. In response to this amendment, a complaint was received from a resident who was made to narrow their driveway prior to the 2013 amendment. The resident felt it was unfair that they could not go back to the wider driveway.

In response, the Plan Commission is recommending a 30 foot maximum width for all driveways that access existing front loaded, three car garages but that any new garages or homes would be subject to the 22 foot maximum width. The Commission believes this would establish consistent rules for all existing residential properties while limiting the impact of wider driveways for any new development.

It is our recommendation: that the Board directs staff to prepare an Ordinance amending the Zoning Ordinance as recommended by the Plan Commission.

F. Contract for Surveying Services – German Church Sidewalk

The Pathway Commission and Village Board have previously directed staff to submit grant applications and to proceed with engineering services for the construction of new sidewalk on the north side of German Church Road, between County Line Road and Greystone Court. Therefore, a grant application for construction of sidewalk on the east side was prepared. The preliminary estimated cost for this project is \$200K, and the Village has been awarded STP grant funds in the amount of \$150K for the project (75%). The

project has been included in the state TIP (Transportation Improvement Program) for construction in 2015.

Design of this sidewalk will be complex due to the fact that construction will require a bridge/culvert extension over an existing waterway, substantial grading, and construction in the Cook County right-of-way. Permits will be required from Cook County and it is possible that wetland impacts will need to be remediated. This work will require specialized expertise in several areas, including structural engineering, geotechnical engineering, and wetland/environmental science. The design contract for this work has been awarded to Burns & McDonnell Engineering Company.

When the design contract was initially awarded, Village staff requested that survey collection be removed from the scope until it could be determined whether existing data at the Village's disposal could be used for this purpose. If existing data were adequate, the Village could avoid the cost associated with survey. However, as the project design has progressed, it has become clear that additional survey data is necessary in order to comply with Federal regulations and advance the project through the federal approval process. Village staff has met with representatives from Burns & McDonnell to identify the scope and cost for this work, and Burns & McDonnell has submitted a proposal pursuant to our directive, with a price in the amount of \$5,944.

It is our recommendation: that a survey service contract be awarded to Burns & McDonnell in the amount of \$5,944.

G. Vendor List

Enclosed is the Vendor List in the amount of \$177,417.31 for all funds, plus \$182,710.05 for payroll, for a grand total of \$360,127.36. The Vendor List includes the following special expenditures:

- \$ 26,798.26 – K-Five Construction Corp. for 2013 MFT Road Program
- \$17,755.25 – Vian Construction Co. for water main repair at 161 Tower

It is our recommendation: that the Vendor List be approved.